PLANNING AND BUILDING DEPARTMENT
PLANNING DIVISION

Placerville Office: 2850 Fairlane Court, Placerville, CA 95667
South Lake Tahoe Office: 924 B Emerald Bay Road, South Lake Tahoe, CA 96150
https://www.eldoradocounty.ca.gov/Home

Placerville Office:	Placerville Office:	Placerville Office:	South Lake Tahoe Office:
Building:	**Planning:**	**Code Enforcement:**	**All Services:**
(530) 621-5315	**(530) 621-5355**	**(530) 621-5999**	**(530) 573-3330**
bldgdept@edcgov.us	planning@edcgov.us	cdacode.enforcement@edcgov.us	plan-buildSLT@edcgov.us

Date: June 30, 2026

To: Honorable Board of Supervisors

From: Karen Garner, Planning and Building Department

Subject: Fiscal Year 2025-26 Annual Report – Environmental Impact Report Funding Agreements

---

This memo provides an update on the status of Environmental Impact Report (EIR) Funding Agreements authorized under Resolution 100-2025 for Fiscal Year 2025-26.

Background

The California Environmental Quality Act (CEQA) authorizes the County to contract with consultants for the preparation of environmental documents, including EIRs. Further, the County's Environmental Manual allows collection of fees to recover associated staff and consultant costs.

Prior to adoption of Ordinance 5224, an Uncodified Ordinance, El Dorado County Schedule of Fees and Charges for the Planning and Building Department, the Department relied on the Board-adopted fee schedule and the Agreement for Payment of Processing Fees between 2016 and 2025 as the mechanism for seeking reimbursement from applicants through time-and-materials billing. This process was later identified as a financial risk due to the substantial costs associated with preparing EIRs.

To formally mitigate this financial exposure by ensuring that sufficient applicant funds are secured prior to initiation of environmental review, on July 29, 2025 (Legistar File 25-1158), the Board adopted Resolution 100-2025, approving the County Counsel–reviewed Funding Agreement Template and authorizing the Director of the Planning and Building Department (Department) to execute Funding

Agreements for development projects requiring an EIR. Without adoption of Resolution 100-2025, each Funding Agreement would require separate Board approval, delaying both deposit collection and environmental review. The authorization provided by the Resolution ensures a more predictable and efficient workflow once a qualifying project is received.

Like past projects requiring EIR's, current applicants submit a deposit equal to 20 percent of the estimated cost of EIR processing, based on consultant agreements. These deposits are placed in a non-interest-bearing account. During the processing of the EIR, if the amount of the processing costs increases significantly, the Planning Division will reassess the deposit and increase it if necessary.

This method of collection for deposits provides a mechanism for the County to reimburse costs incurred in preparation of the EIR should the project applicant not make timely payment. The remaining balance is refundable after appropriate final County action of the project, once any and all outstanding invoices are paid.

2025 Prior Active Funding Agreements

The Department currently maintains two (2) existing Funding Agreements: 24-0007 (Village of Marble Valley) and 24-0008 (Lime Rock Valley).

Funding Agreement 24-0007 (Village of Marble Valley)

This agreement originated as Funding Agreement 006D-F-12/13-BOS and, through subsequent amendments, collected a total deposit of $281,745. These funds were drawn down when the project reached an estimated 70 percent completion. By 2024, prior to executing Funding Agreement 24-0007, the initial deposit had been fully depleted, and the applicant was billed on a time-and-materials basis. Funding Agreement 24-0007 then collected an additional deposit of $69,869.99, representing 30 percent of the remaining estimated project costs.

Funding Agreement 24-0008 (Lime Rock Valley)

This agreement originated as Funding Agreement 005D-F-12/13-BOS and collected a total deposit of $275,893 through amendments. Like the Village of Marble Valley agreement, these funds were drawn down when the project was estimated to be 70 percent complete. In 2024, prior to executing Funding Agreement 24-0008, the remaining deposit balance was $33,808.59. The Department collected an additional deposit of $42,890.16, bringing the total deposit to $76,698.75. This amount represented 30 percent of the remaining estimated project costs.

Post-Execution Activity

Since execution of Funding Agreements 24-0007 and 24-0008, the Department has amended various associated work orders and agreements. However, the cost increases have not been substantial enough to require amendments to either Funding Agreement.

These projects continue to operate under the procedures and cost-recovery mechanisms that were in place when the original Funding Agreements were originally executed (Marble Valley in December 2012 and Lime Rock Valley in November 2012). Language under these agreements may differ, but the County is currently holding the deposit until after appropriate final County action of the project, once any and all outstanding invoices are paid.

2025 Post Active Funding Agreements

Since implementation of Resolution 100-2025, the Department has not received any new development applications requiring preparation of an EIR. As a result, no new Funding Agreements have been executed, and no deposits have been collected under the Resolution.

FY 2025-26 Annual Summary

The EIR Funding Agreement system established under Resolution 100-2025 is fully in place and ready for implementation. However, no new Funding Agreements have been executed to date because no new development applications requiring an EIR have been submitted since the Resolution took effect.

The Department continues to process EIRs with earlier applications and will execute Funding Agreements for new projects as soon as a qualifying application is received.